Shoal River Homeowners' Assoc.

March 3 2014

Agenda

Call to Order Ian Weaver, President

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Andrea Blum)

Committee Reports:

- Architectural Review (Ken Honaker)
- Compliance/Complaint (Ian Weaver)
- Curbs, Roads, Landscaping, Grounds, Lights Nominating (Gary Pangle)
- Web Site (Ian Weaver)

Old Business

a) Lakes and Dams updated

New Business

Homeowner Questions/Feedback

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	SRHOA 03/03/14 FINANCIAL SUMMARY			
Expenses		Jan/Feb	YTD	Budget 2014
	Gulf Power	$1,655.69	$1,655.69	$12,000.00
	Landscaping	$-	$-	$10,000.00
	Lawyer	$-	$-	$12,000.00
	Insurance	$-	$-	$2,000.00
	Meeting Room	$-	$-	$350.00
	Social	$-	$-	$50.00
	Accounting and Legal	$-	$-	$665.00
	Printing	$-	$-	$350.00
	Postage	$-	$-	$350.00
	Web Site	$-	$-	$25.00
	Misc/Office Supplies	$-	$-	$200.00
	TOTAL	$1,655.69	$1,655.69	$37,990.00
	Lakes and Dams	$-	$-	$-
Income				
	Assessments	$29,940.00	$29,940.00	
	Penalty Fees	$50.00	$50.00	
	Interest	$20.78	$20.78	
Balance	01/31/14			
	chequing		$28,948.65	
	money market		$93,313.86	
Uncollected Assessments (not updated from Nov 1 2013)			$7,481.22	
	within budget/normal			
	unsure			
	over budget			

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Architectural Review Committee

1) Nov 2013 request by homeowner to widen driveway by 4 ft. This conflicts with covenant 18ft driveway width limit. ARC failed to respond in timely fashion. Homeowner is “permitted” to widen driveway. We need to respond to requests within 30 day limit per covenants.

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Homeowner Questions/Feedback

Compliance

1) LE 6 and LE 60 – yard maintenance

- LE60 promised (1/1/14) to rake yard and put out trash within 2 weeks . Yard not raked.

- LE 6 – occupants have vacated property – yard needs raking

2) TE-110 has excessive number of animals.

3) TE-91 has boat in driveway – but will remove by end of 3/14 – now appears removed ahead of schedule.

4) TE-126 has basketball net in driveway. I.Weaver will visit. SLE-5 has not removed net.

5) Recommend moving forward with fine process for SLE 5, LE 6, LE 60 and TE-110.

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Homeowner Questions/Feedback

Curbs – Roads - Lights

1) Light out at end of Lovegrass. I.Weaver called Gulf Power for repair approx 2/15/14

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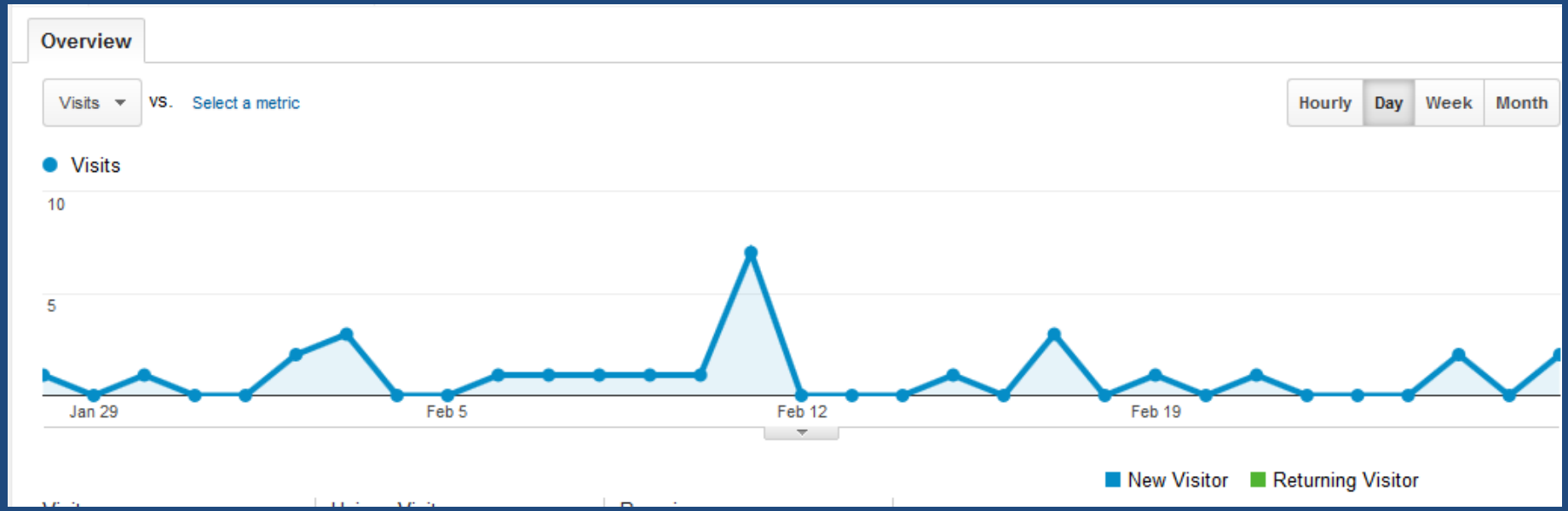
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Homeowner Questions/Feedback

Web Site

1) Continues to be useful: being used by prospective homebuyers and realtors who ask questions about covenants.



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Homeowner Questions/Feedback

Lakes and Dams update

1) 2/26/14 Seaside Engineering prepared proposal for dam maintenance

a) $27.5K for engineering work just to know what is needed to be done

- slip-line pipe solution or excavation?

- significant hydrologic analysis modelling work

- req'd by NWFWMD to anticipate full real estate dev

- includes CCTV pipe inspection cost

b) Initial quote for slip-line pipe indicates repair prohibitively expensive

Lakes and Dams update - continued

2) Additional legal costs required to obtain right to perform work (since SRHOA does not own the property)

Lakes and Dams conclusion

1) Current estimates indicate full repair cost is prohibitively expensive for SRHOA
2) Seaside Engineering will check the quotes and obtain estimates to perform excavation work
3) I.Weaver asked another pipe company to give an estimate
4) I.Weaver scheduled meeting with W.Harris 3/13/14


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New Business

Homeowner Questions/Feedback

New Business

1) New lawyer retainer

Homeowner Questions/Feedback

Backup